



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego

Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Clifford Leary
Chairman

Jerry Hollingsworth
Vice Chairman

John Gibson
Councilman

Robert Parker
Councilman

Rick Fordem
Councilman

DRAFT – SUBJECT TO GFDC APPROVAL APRIL 19, 2005

MINUTES OF March 15, 2005

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Clifford Leary	Peter Drinkwater
Jerry Hollingsworth	Roger Griffiths
John Gibson	Sunny Barrett
Robert Parker	Casey Lydon
Rick Fordem	Reggie Angquico

*For others present, sign-in sheet is available in the Administration Building office.

1. ROLL CALL

Chairman Clifford Leary called the meeting to order at 6 p.m. All Council members were present.

2. APPROVAL OF MINUTES

Mr. Hollingsworth made a motion that the minutes of February 15, 2005 be approved. Mr. Gibson seconded the motion, which passed unanimously with the exception of Mr. Fordem who did not vote due to his absence last meeting.

3. CHAIRMAN'S REPORT

Mr. Leary expressed his opinion that County Airport Staff, in regards to developing Cajon Air Center, should not concentrate on trying to generate maximum dollar for every foot of ground but should generate enough to be self-sufficient as we are doing now. Mr. Leary believes that a balance should exist between the varieties of aircraft at Gillespie Field and that the Airport Layout Plan reflects this. We should work from the Airport Layout Plan mix in producing a new Master Plan. Mr. Leary stated that Silver State has taken over Runway 17/35 and it is difficult to get crosswind training. If given another chance, he would suggest that Silver State relocate to Brown Field Airport.

Mr. Fordem stated that after reading the February Minutes, he disagrees with Ms. Trombi's statement regarding the lack of public participation in forming the Airport Layout Plan. Mr. Fordem reminded everyone that a committee of 23 people representing the public created the Airport Layout Plan.

Mr. Leary announced that the Commemorative Air Force would hold their annual "Wings Over Gillespie" event on April 29 to May 1, 2005. This event will involve some runway closure.

4. AIRPORT DIRECTOR'S UPDATE

Mr. Drinkwater presented Mr. Fordem with a plaque congratulating him for outstanding volunteer service as Chairman, Vice-Chairman and member of the Gillespie Field Development Council for multiple terms.

Ms. Casey Lydon from Environmental Services states that the Cajon Speedway Phase II Draft Report still needs to be reviewed by County Counsel and Environmental Health. The Draft Report shows that the amount of hydrocarbons present is not enough to be concerned about and should not interrupt the schedule for the Cajon Air Center redevelopment project. Areas where there is high concentration of hydrocarbons are localized and can be remediated during constructions.

Mr. Leary asked if the Federal Aviation Administration has signed the Airport Layout Plan.

Mr. Griffiths replied that once Runway 17/35 was designated a B2 runway, it was necessary for P&D to redraft the Airport Layout Plan and this is causing delay.

Mr. Fordem wanted clarification of why a redraft was necessary when the January 28, 2005 letter by the Federal Aviation Administration stated that

they were satisfied with the Airport Layout Plan. He asked if this redraft was discussed with Ms. Drilling.

Mr. Drinkwater replied that a discussion on the Airport Layout Plan took place by a conference call with County Counsel and Ms. Drilling. County Counsel wanted P&D to add a disclaimer on the Airport Layout Plan stating, "It was conditionally approved subject to environmental review and Master Plan Update". The reason for the disclaimer is because the environmental component is missing from the original Narrative Report but will be covered during the Master Plan Update.

Mr. Fordem asked if eighteen months was a reasonable time to expect the completion of an environmental report and Master Plan Update.

Ms Lydon replied that 18 months was the average time but that it could take longer because there are several parties involved such as the Federal Aviation Administration, and various cities and County Counsel. Environmental Services will select a consultant to work on the Master Plan Update and the EIR/EA by March 25, 2005.

5. AIRPORT MANAGER UPDATE

Mr. Griffiths announced that Airport Operations Coordinator, Mr. Jeremy Keating has accepted a position at John Wayne Airport and his last day with County Airports will be March 28, 2005.

27R Construction Update – Work on Runway 17/35 has been re-scheduled until early May 2005. Two weeks will be spent working at night on the shoulders followed by two more weeks where Runway 17/35 will be closed twenty-four hours a day. During this period, the runway will be repaired, re-paved and re-painted.

Mr. Barry Bardack complained that Silver State helicopters have monopolized Runway 17/35 and crosswind training for aircraft is almost non-existence.

Mr. Griffiths replied that he would contact the Air Traffic Control Tower and Silver State to resolve the problem.

Ms. Phyllis Trombi stated that she has received numerous e-mails from pilots wanting equity in the use of the Airport since the helicopters are practicing ground reference maneuvers and Aircrafts are not getting equal time.

Mr. Vern Cagan stated that Silver State is not to blame but the responsibility lies with the Tower. The Air Traffic Control Tower needs to notify the helicopters to side step for Aircrafts so they can use Runway

17/35. Mr. Cagan related that Silver State Helicopters are more than willing to move to give way to all fixed wing aircrafts.

6. REAL PROPERTY UPDATE

No Real Property update.

7. FIVE-YEAR IMPLEMENTATION PLAN FOR THE GILLESPIE FIELD REDEVELOPMENT PLAN

Ms. Barrett gave an update on the bond issue stating that County Counsel has hired Bill Boswell as bond counsel and County Counsel is in the process of hiring an underwriter.

Ms. Barrett reviewed the Draft Five-Year Implementation Plan for the Gillespie Field Redevelopment Project (attachment) with the GFDC.

Mr. Gibson discussed potential future development of the property located between Weld Blvd. and the old landfill. He recommended including in the 5-Year Plan that this property be studied to determine potential revenue producing uses. Mr. Parker indicated that there have been many studies made by geologists who expressed serious concerns about the area sliding. Casey Lydon advised that she didn't know how much weight could be put on this property but that it could be looked at as part of the Master Plan study. Mr. Drinkwater advised that we want to go back and revalidate whether or not the land is suitable for any type of revenue producing development based on new technology and present economic and environmental conditions.

Mr. Gibson expressed concern that once Cajon Air Center is developed that there will not be an area available at Gillespie Field for emergency preparedness, for emergencies such as the Cedar fire. Mr. Gibson recommended that the scope of the master plan study include looking at the area on top of the old landfill for use as a staging area during emergencies. Ms. Lydon advised it could be looked at as part of the Master Plan process.

Mr. Drinkwater advised that parts of the Master Plan study are not grant funded, including everything outside the fence line, such as the industrial park areas. He indicated he would still like answers to development questions as long as they can be obtained at a fair and reasonable price.

8. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT PREVIOUSLY DISCUSSED

Mr. Howard Merritt inquired if there will be a racing season this year.

Mr. Drinkwater replied that based on the news media, it appears that there will be no racing season but that doesn't rule out other minor activities such as go-cart racing.

9. OLD BUSINESS

No Old Business

10. NEW BUSINESS

No New Business

11. NEXT MEETING

Mr. Leary adjourned the meeting at 7:30 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, April 19, 2005 in City Council Chambers, 200 E. Main Street, El Cajon.

By _____
Reggie Angquico, Office Support Specialist